



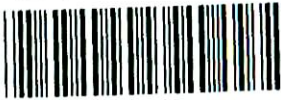
LAS VEGAS CITY COUNCIL

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065169

December 6, 2006

First Street Properties, LLC
916 South Casino Center Boulevard
Las Vegas, Nevada 89101

RE: SDR-14349 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 1, 2006
RELATED TO GPA-14325, ZON-14338, VAR-14342, VAR-14345,
VAR-14347 AND SUP-14339

Dear Applicant:

The City Council at a regular meeting held November 1, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 350 RESIDENTIAL CONDOMINIUM UNITS AND 18,000 SQUARE FEET OF COMMERCIAL FLOOR AREA WITHIN ONE 14-STORY AND ONE 17-STORY BUILDING, AND A WAIVER OF THE RESIDENTIAL ADJACENCY REQUIREMENTS on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 2, 2006. This approval is subject to:

Added Conditions:

- A. The property at 712 10th Street shall be demolished within 30 days.
- B. During the construction phase of the project, the applicant shall construct the parking garage as the first phase of the project to provide onsite parking for employees subject to the requirements of the Building Code.
- C. During the construction phase the applicant shall provide a contact person, email address and telephone number to the Council ward office and Planning and Development Department as a 24-hour contact.
- D. The hours of operation of construction shall be limited to 6 a.m. to 6 p.m.
- E. A safety barrier to ensure the protection of abutting properties shall be constructed subject to approval of Building Code requirements.

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- F. A shadow study shall be prepared and submitted to the Planning and Development Department prior to the commencement of construction.
- G. Pursuant to Municipal Code provisions, provide a plan to be approved by Parking Enforcement prior to the issuance of permits whereby any vehicles of contractors or employees associated with this development may be towed if they are parked along the street adjacent to property not owned by this applicant.
- H. Within one year after a certificate of occupancy is issued, coordinate with the Traffic Engineer to determine if additional signalization is required in the neighborhood as a result of this development, the developer shall be responsible for the total cost of all signalization required or recommended by the Traffic Engineer.

Planning and Development

1. Conformance to the Conditions for Rezoning (ZON-14338), Variances (VAR-14342, VAR-14345, VAR-14347), Special Use Permit (SUP-14339) and Vacation (VAC-12884) if approved.
2. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/13/06, except as amended by conditions herein. A new site plan including ground floor restaurant use shall be submitted to provide parking within an additional level to meet all Code requirements.
4. A Waiver from Title 19.08.060 is hereby approved, to exempt the development from compliance with the Residential Adjacency proximity slope requirements.
5. Revised elevations for the parking structure shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to include additional architectural elements on the west façade of the parking structure.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall demonstrate compliance with the tree-spacing requirement for the buffer areas along the alleyways in accordance with Title 19.12.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All-mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers. Construction stage and access shall cause minimal destruction to the free flow of traffic along Charleston Boulevard, Gass, Garces, 9th and 10th Street.
14. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
15. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public rights-of-way adjacent to this site prior to occupancy of this site.

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19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
20. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
21. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. Meet with the Clark County School-District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-14338 and all other applicable site-related actions.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Glenda Shaw
Casino Center Properties
916 South Casino Center Boulevard
Las Vegas, Nevada 89101

Mr. David Clapsaddle
GC Garcia, Inc.
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